



Architecture & Planning

Client

Allegheny County Airport Authority

Location

Findlay & Moon Townships,
Pennsylvania, USA



Site Location

Site Capacity Analysis

Project Description

As part of a major economic development initiative aimed at attracting new jobs to the region surrounding Pittsburgh International Airport, IDC Architects, an affiliate of CH2M HILL, prepared a comprehensive site capacity analysis for airport authority lands surrounding the airport itself. The purpose of the analysis was to identify buildable area and, further, to determine the "capacity" of the buildable area in terms of building square footage.

IDC Architects' approach was to start by graphically defining environmental and regulatory constraints, such as wetlands, slopes, mined lands and setbacks. The remaining land was then considered "buildable" and formed the basis for establishing a network of buildable land units. In total, the buildable land comprises some 46 percent of the gross site area, while the remaining 54 percent is maintained as undisturbed open space. Within the buildable areas, grading concepts were established to respect the existing dynamic topography in a way that minimizes earthwork and maximizes preservation of existing vegetation.

The resulting development framework creates a sustainable pattern of land development that will result in an interesting, unique place to live and work.

Site Statistics:

- 3,000 Acres Gross Site Area
- 1,400 Acres Buildable Site Area

Programmed Land Uses:

- Special Manufacturing
- Warehouse
- Light Manufacturing
- Technology
- Entrepreneurs/R&D/ Flex
- Hospitality
- Office